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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

JUN 12 2015

THIS IS A NEW PROJECT REFERRAL

DATE: 6/11/2015

PR TO: Public Works

to FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us) COUNTY OF SAN LUIS OBISPO
North County Team / Development Review. DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: LRP2014-00022 JEFFERS – Proposed general plan amendment from AG (agriculture) to CS (commercial service) and corresponding Planning Area Standard Amendment to expand the CS Land Use Category within the Shandon Carrizo Rural Area. The proposed is to increase the amount of land used for commercial services by an additional +/- 8 acres to encompass existing steel fabrication yard. APN: 017-131-039 and -050

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☒ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

SEE ATTACHED

22 JUNE 2015
Date

Sharon Marshall
Name

781-1596
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

Date: June 22, 2015
To: Stephanie Fuhs, Project Manager
From: Glenn Marshall, Development Services Engineer

Subject: LRP2014-00022: Jeffers GPA, State Route 41/46, Shandon

Thank you for the opportunity to provide initial comments on the subject project. For our use, the General Plan Amendment (GPA) should adequately address anticipated impacts associated with changes to traffic, circulation, drainage, and flood hazard.

1. Public Works has no significant concerns with the proposed GPA.
2. Because the proposed project fronts a state maintained highway we recommend that Caltrans be sent a referral.

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LRP2014-00022

Fred Collins to: sfuhs

07/20/2015 01:50 PM

From: "Fred Collins" <fcollins@northernchumash.org>
To: <sfuhs@co.slo.ca.us>

Dear Stephanie,

Thank you for the opportunity to comment on the above referenced land use designation change.

The Northern Chumash Tribal Council is not in favor of changing agriculture lands into commercial use lands, we do realize that a balance must be archived between growth and preservation of our agriculture lands, as food production has become a critical issue on our planet, so, please make the best possible decisions, looking to the future, preserving our agriculture lands will be paramount.

NCTC has not seen the lands and it may be that this project fits within the balance of commercial progress, but, we support the long range planning of growth that will make a better future.

Be well,

Fred Collins
Tribal Administrator
NCTC Northern Chumash Tribal Council
67 South Street, San Luis Obispo, CA 93401
(805) 801-0347 www.NorthernChumash.org
Educational Services & Environmental Consulting



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/11/2015

RECEIVED

TO: Gen Svcs

JUN 29 2015

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
North County Team / Development Review

PLANNING & BUILDING

PROJECT DESCRIPTION: LRP2014-00022 JEFFERS – Proposed general plan amendment from AG (agriculture) to CS (commercial service) and corresponding Planning Area Standard Amendment to expand the CS Land Use Category within the Shandon Carrizo Rural Area. The proposed is to increase the amount of land used for commercial services by an additional +/- 8 acres to encompass existing steel fabrication yard. APN: 017-131-039 and -050

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

no comment

6/26/15
Date

E. KAVANAUGH
Name

781-4089
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/11/2015

TO: Cal-FireFROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
North County Team / Development Review

RECEIVED JUN 15 2015

JUL 29 2015

PROJECT DESCRIPTION: LRP2014-00022 JEFFERS – Proposed general plan amendment from AG (agriculture) to CS (commercial service) and corresponding Planning Area Standard Amendment to expand the CS Land Use Category within the Shandon Carrizo Rural Area. The proposed is to increase the amount of land used for commercial services by an additional +/- 8 acres to encompass existing steel fabrication yard. APN: 017-131-039 and -050

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☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

SEE ATTACHED COMMENTS.

7/28/15
Date

Name

Phone

Cal Fire / County Fire

543-4244

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

Bullard, Clint@CALFIRE

From: Bullard, Clint@CALFIRE
Sent: Tuesday, July 28, 2015 10:41 AM
To: sfuhs@co.sio.ca.us
Subject: LRP2014-00022 / Jeffers

Good morning,

Regarding A.P.N. #017-131-039 and 050 (17995 East Hwy. 46 near Shandon, CA.) -

CAL FIRE/San Luis Obispo County Fire Department has reviewed the New Project Referral and associated information provided for the proposal to amend the SLO County General Plan. The proposal would change the existing land use category from Agriculture to Commercial Services. Upon reviewing the information provided, this department has determined that the current proposal does not present significant impacts to fire/life safety within this geographic area.

Please feel free to contact me should you have additional questions and/or concerns regarding this matter.

Thank you,

Clinton I. Bullard
Fire Inspector
CAL FIRE/
SAN LUIS OBISPO COUNTY FIRE
(805)543-4244 ext. 3425



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie
Agricultural Commissioner/Sealer

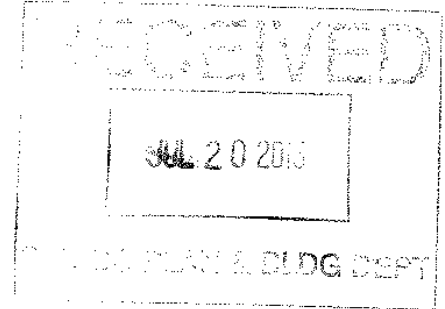
www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: July 17, 2015

TO: Stephanie Fuhs, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department *LA*

SUBJECT: Jeffers General Plan Amendment LRP2014-00022 (1835)



Comments

Thank you for the opportunity to review and comment on the proposed Jeffers general plan amendment. The applicant is requesting to change the land use designation on approximately eight acres of land from Agriculture to Commercial Services to legalize a steel fabrication yard that has been established for several years. The applicant will also be proposing a lot line adjustment with an adjacent agricultural parcel to reconfigure parcels to reflect the proposed land use categories.

The project site has a complicated history with a variety of land use violations. If general plan consistency findings and Williamson Act requirements can be made, the proposed solution appears reasonable based on agricultural constraints at this site. It should be noted that in situations with different on and off-site agricultural resources the general plan amendment may be opposed by the Agriculture Department and site restoration recommended. These comments are based on county's relevant agricultural policies, current departmental goals to conserve agriculture resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture, and the requirements of the California Environmental Quality Act (CEQA).



Air Pollution Control District
San Luis Obispo County

RECEIVED

JUN 24 2015

PLANNING & BUILDING

June 23, 2015

Stephanie Fuhs
North County Team
SLO County Department of Planning & Building
County Government Center
San Luis Obispo CA 93408

SUBJECT: APCD Comments Regarding the Jeffers General Plan Amendment Project
Referral (LRP2014-00022)

Dear Ms. Fuhs,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 17995 E. Highway 46 in Shandon. The project, as proposed, would include a general plan amendment changing the zoning from agriculture (AG) to commercial service (CS). It also includes a Planning Area Standard Amendment to expand the CS Land Use Category within the Shandon Carrizo Rural Area. The proposal will increase the amount of land used for commercial services by an additional +/- 8 acres to encompass the existing steel fabrication yard. *The following are APCD comments that are pertinent to this project.*

SLOCAPCD staff do not have any comments regarding the proposed General Plan Amendment request. However, should the general plan amendment be approved, we would like to be included in the review of future development proposals for the property. Any future construction, and associated operational impacts or operational expansion should be evaluated. Pacific Tank and Construction also holds several APCD Permits to Operate for the existing tank fabrication facility. Depending on future development, these permits may need to be modified or additional permits may be required.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendix, page 4-4, in the APCD's 2012 CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- Chemical product processing and or manufacturing;
- Electrical generation plants or the use of standby generator;
- Metal industries, fabrication;
- Small scale manufacturing;
- Auto and vehicle repair and painting facilities;
- Fuel dealers;
- Pipelines;

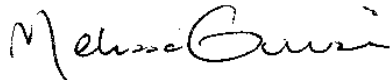
Project Referral for Jeffers General Plan Amendment
June 23, 2015
Page 2 of 2

- Boilers;
- Internal combustion engines;
- Unconfined abrasive blasting operations;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment. **To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Melissa Guise
Air Quality Specialist

MAG/arr

cc: Mr. James Jeffers

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